

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE HELD THURSDAY, MARCH 15, 2018, AT 6:00 P.M., IN THE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

Chairman Pranzo called the meeting to order at 6:00 pm

2. ROLL CALL:

Chairman Pranzo	Present
Vice-Chair Frost	Present
Commissioner Shoppell	Present
Commissioner Smidt	Present

Commissioner Bell submitted his resignation earlier in the week. Advertising is currently on the Town's website soliciting for a replacement.

A Quorum of Commissioners is present.

3. PLEDGE OF ALLEGIANCE

- 4. DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the minutes of the regular meeting conducted on February 15, 2018.

On a motion by Chairman Pranzo, seconded by Vice-Chair Frost and carried to approve the March 15, 2018 meeting minutes.

Chairman Pranzo commented that these were the best minutes he had ever reviewed and offered compliments to the author.

5. NEW BUSINESS

A. Design Review for Gila River Center Comprehensive Sign Plan (PZ-18-15-DR)

PRESENTATION/APPROVAL/DISAPPROVAL – Request by Lee Olsen and Herschel Head for design review of a proposed multi-tenant commercial comprehensive sign plan located at the NWC of Florence Blvd and Gila Blvd, Property address 750 E. Gila Blvd.

Chairman Pranzo introduced the item and opened the floor for staff presentation. Staff explained the request on behalf of the applicant. The applicant began renovation of the existing commercial/office building in 2017 and is making minor site improvements in the process. At that time, the project was anticipated to house less than three businesses and received Administrative approval for two (2) wall mounted sign. Since then, the applicant has determined that the building could contain up to eight (8) individual businesses. Staff proceeded to describe the monument sign being requested by the applicant as eight feet (8') tall by six feet one inch (6' 1") wide with the frame to be constructed from six-by-six inch (6" x 6") treated posts. The sign is to be located on the south side of the property outside of the sight-visibility triangle. The details of the sign construction will require review and approval through the Building Division of Development Services prior to receiving a building permit for installation. The applicant, Mr. Lee Olsen was present.

The Commission voiced several questions of clarification towards staff and the applicant. All were addressed to the satisfaction of the Commission.

On a motion of Commissioner Smidt, seconded by Commissioner Shoppell and carried to approve the design review for Gila River Comprehensive Sign Plan (PZ-18-15-DR).

B. Town Core Infill Incentive for the residential property located at 76 North Center St. (PZ-18-17-INF)

PRESENTAION/RECOMMENDATION FOR APPROVAL/DISAPPROVAL – Request by the Town of Florence on behalf of property owners Robert and Tamara Lyon to utilize the Town Core Infill Incentive Plan by recommendation to the Town Council on the sale of Right-of-Way and limited deviations from development standards for the property described as Pinal County Assessor Parcel Number 200-50-0660.

Chairman Pranzo introduced the item and opened the floor for staff presentation. Staff explained the request on behalf of the applicant and the Town. The applicant owns a potentially historic, non-conforming home (not within the Florence Townsite Historic District or Historic Register) and has been making efforts to improve the property. During the process of investigating the site's potential, the applicant desired that an existing single-car garage be removed, and that a two-car garage be constructed in its place that would encroach into the prescribed front-yard setback along 12th Street. It was also determined that the existing home, built circa 1880-1890, encroaches onto Town Right-of-Way on Center Street. The .22-acre property is located in the area of the Historic Townsite that carries multiple zoning districts, specifically: Single-Family Residential (R1-6), Neighborhood Multi-Family (R-2), Neighborhood Office (NO), and Manufactured Home Subdivision (MHS).

In summary, the applicant requests that the Town's Infill Incentive District be applied to allow the following:

- The new two-car garage to encroach into the front-yard setback fifteen feet (15'). This will allow for the required ten foot (10') separation by fire and building codes.
- That the swimming pool security wall be permitted at six feet (6') where three feet (3') is allowed within the front-yard setback
- The transfer of excess Right-of-Way along Center Street to this property and to allow a reduced street-side yard setback to 0 feet in order to acknowledge the location of the existing historic home on the property.

The Commission voiced several questions of clarification towards staff and the applicant. All were addressed to the satisfaction of the Commission. Of particular note was a question regarding the possible establishment of a precedent that might encumber the Town in the future. It was explained the Infill Incentive District allowed for requests to be addressed on a case-by-case basis and that each case would be decided on the merits of the individual request.

On a motion of Commissioner Frost, seconded by Commissioner Shoppell. And carried to approve the Town Core Infill Incentive for the residential property located at 76 North Center St. (PZ-18-17-INF).

CALL TO THE PUBLIC/COMMISSION RESPONSE

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

There were no comments

6. CALL TO THE COMMISSION-CURRENT EVENTS ONLY.

Chairman Pranzo commented as to his pleasure with the turn-out for the Classic Car Show that occurred in the Downtown Area. Commission Liaison Hawkins agreed and graciously accepted the compliment.

7. ADJOURNMENT

A motion was made by Commissioner Smidt and seconded by Commissioner Frost to adjourn the meeting; it was approved by unanimous consent. The meeting was adjourned at 6:30 pm



Chairman Gary Pranzo



Date